

# UNINCORPORATED SONOMA COUNTY

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	151,800
Annual Single-Family Units Permitted (1996-98, Avg.):	310
Annual Multi-Family Units Permitted (1996-98, Avg.):	3
Total Annual Residential Units Permitted (1996-98, Avg.):	313

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input checked="" type="checkbox"/> 15. Local Traffic Mitigation Fees	Y
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	Y
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	N
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input checked="" type="checkbox"/> 21. School District Mitigation Fees	Y
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	Y

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: -County considers Sr Hsg to be Aff Hsg  
-Aff Hsg fee deferment loan program<sup>5</sup>

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

### v. Nexus Reports

-See list at end<sup>6</sup>

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: Penngrove Area, South of Cotati  
Old Redwood Highway @ E. Railroad Avenue<sup>1</sup>

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-no typical requirement - dependent on location
-Internal Site Improvements:	-no dedication of streets or infrastructure req'd; utility easements with full infrastructure, full street, st. trees and tree preservation, utility undergrounding
-Common Amenities / Open Space:	-fees only
-Project Management Requirements:	-Conditions of Approval only
-Typical Reporting:	-geotechnical, traffic, noise, archaeo'l, wetlands, Fish & Game, well & septic

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	93.85
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	242,933
Total Valuation per 25 Unit Subdivision Model	6,073,325

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee <sup>7</sup>	80 / hour - deposit (120 hrs x \$80/hr - estimated) <sup>2</sup>		9,600
Zone Change Application Fee	included in above fee		-
Planned Development Use Permit Fee	80 / hour - deposit (120 hrs x \$80/hr - estimated) <sup>2</sup>		9,600
Pre-Application Site Inspection	flat		141
Major Pre-Application Conference	flat		647
Major Subdivision Permit Fee	1384 flat + 123 / lot		4,459
Final Map Review	flat per lot	59	1,475
Environmental Health Final Map Review	flat per lot	28	700
Surveyor Final Map Review	760 flat + 42 / lot		1,810
Design Review	881 flat + 18 / lot		1,331
Referral Fee to Regional Archaeology Lab	flat		25
Environmental Review Fee	flat		386
<b>Subtotal Planning Fees</b>			<b>30,174</b>

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1794.55	44,864
Building Plan Check Fee	65% of Bldg Permit	1166.46	29,162
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.29	607
Improvements Inspection Fee	3.237% of 500,000 val'n		16,185
Grading Plan Review Fee	schedule based on CY		49
Grading Permit Fee	schedule based on CY		325
Electrical Permit Fee	.044 / sf	127.60 (based on 2900 sf)	3,190
Plumbing Permit Fee	.055 / sf	159.50 (based on 2900 sf)	3,988
Mechanical Permit Fee	.022 / sf	63.80 (based on 2900 sf)	1,595
Public Road Review	flat		209
Fire Marshall Review	2 hr. min @ 67/hr	134	3,350
Fire Safe Standards Inspection	1 hr. min @ 105/hr	105	2,625

Fire Safe Standards & Fire Prevention	1 hr. min @ 105/hr	105	2,625
Health Review (well and septic)	733 flat + 28 / lot		1,433
Drainage Review - Major Development	1539 flat + 140 / lot		5,039
Septic - Site Inspection / Pre-Percolation	flat per system/lot	239	5,975
Septic - Wet Weather Groundwater Inspection	flat per system/lot	91	2,275
Septic - Percolation Data Review	flat per system/lot	328	8,200
Septic - Plan Check	flat per system/lot	416	10,400
Septic - Non-Standard Systems Fee	1007 flat per lot + 1 hr min @ 91/lot = 1098 per lot		27,450
Septic - Operational Permit	flat per system/lot	228	5,700
Water Well Permit (class 1)	flat per well	327	8,175
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>183,421</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Cotati/Rohnert Park	1.65 / sf	4,125	103,125
County - Local Traffic Impact Fee	per unit/trips	4,211	105,275
County - Parks and Recreation Fee	per unit	1,555	38,875
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>247,275</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>460,870</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>18,435</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

**i. Project Typical for Jurisdiction?** Yes

**ii. Expected Location of Model in this Jurisdiction:** Roseland Area South of Santa Rosa  
Stony Point Road @ Todd Road<sup>1</sup>

**iii. Expected Environmental Assessment Determination:** Statutory Exemption

#### **iv. Typical Jurisdictional Requirements for this Model:**

-Site Improvements	-no typical requirement - dependent on location
-Typical Reporting	-geotechnical, wetlands, well and septic

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	93.85
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Model	242,933

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
none			0
<b>Subtotal Planning Fees</b>			<b>0</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1794.55	1,795
Building Plan Check Fee	65% of Bldg Permit	1166.46	1,166
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	24.29	24
Grading Plan Review Fee	schedule based on CY		49
Grading Permit Fee	schedule based on CY		209

Electrical Permit Fee	.044 / sf	127.60 (based on 2900sf)	128
Plumbing Permit Fee	.055 / sf	159.50 (based on 2900 sf)	160
Mechanical Permit Fee	.022 / sf	63.80 (based on 2900 sf)	64
Fire Marshall Review	2 hr. min @ 67/hr	134	134
Fire Safe Standards Inspection	1 hr. min @ 105/hr	105	105
Fire Safe Standards & Fire Prevention	1 hr. min @ 105/hr	105	105
Health Review (well and septic)	733 flat + 28 / lot	28	761
Drainage Review - Minor Development	flat		455
Septic - Site Inspection / Pre-Percolation	239 flat / system/lot	239	239
Septic - Wet Weather Groundwater Inspection	flat per system/lot	91	91
Septic - Percolation Data Review	flat per system/lot	328	328
Septic - Plan Check	flat per system/lot	416	416
Septic - Non-Standard Systems Fee	1007 flat / lot + 1 hr min @ 91/lot = 1098 per lot		1,098
Septic - Operational Permit	flat per system/lot	228	228
Water Well Permit (class 1)	flat per well	327	327
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>7,882</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Bellevue Elementary <sup>3</sup>	3.23 / sf	8075 (based on 2500 sf)	8,075
School District - Santa Rosa High School <sup>3</sup>	1.03 / sf	2,575	2,575
County - Local Traffic Impact Fee	per unit/trips	4,211	4,211
County - Parks and Recreation Fee	per unit	1,555	1,555
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>16,416</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>24,298</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

- i. Project Typical for Jurisdiction?** No - city centered growth policy discourages high density in periphery; and, limited sewer service capacity with high water tables
- ii. Expected Location of Model in this Jurisdiction:** Southwest of Santa Rosa  
Stony Point Road @ Ludwig Avenue<sup>4</sup>
- iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration
- iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-no typical requirement - dependent on location
-Internal Site Improvements:	-no dedication of streets or infrastructure req'd; utility easements with full infrastructure, full street, curb, gutter, sidewalk, landscaping, st. trees and tree preservation, utility undergrounding
-Common Amenities / Open Space:	-fees & discretionary open space req'ts; tot lot & passive open space typ.
-Project Management Requirements:	-Conditions of Approval; 2-5 year mgmt guarantee; bonding against impvts
-Typical Reporting:	-geotechnical, traffic, noise, archaeo'l, wetlands, Fish & Game, well & septic

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	93.15
Private Garage Valuation Price per Sq. Ft.	20.77
Total Valuation per Unit	97,304
Total Valuation per 45 Unit Multi-Family Development Model	4,378,680

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee <sup>7</sup>	80 / hour - deposit (120 hrs @ 80/hr - estimated) <sup>1</sup>		9,600
Zone Change Application Fee	included in above fee		-
Planned Development Use Permit Fee	80 / hour - deposit (120 hrs @ 80/hr - estimated) <sup>1</sup>		9,600
Pre-Application Site Inspection	flat		141
Major Pre-Application Conference	flat		647
Design Review	1266 flat + 18 per unit		2,076
Referral Fee to Regional Archaeology Lab	flat		25
Environmental Review Fee	flat		386
<b>Subtotal Planning Fees</b>			<b>22,475</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	979.75	44,089
Building Plan Check Fee	65% of Bldg Permit	636.84	28,658
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9.73	438
Improvements Inspection Fee	3.237% of 500,000 val'n		16,185
Grading Plan Review Fee	schedule based on CY		49
Grading Permit Fee	schedule based on CY		296
Electrical Permit Fee	.044 / sf	52.80 (based on 1200 sf)	2,376
Plumbing Permit Fee	.055 / sf	66 (based on 1200 sf)	2,970
Mechanical Permit Fee	.022 / sf	26.40 (based on 1200 sf)	1,188
Public Road Review	209 flat		209
Fire Marshall Review	2 hr. min/bldg @ 67/hr	(6 buildings @ 134 / 2hrs ea.)	804
Fire Safe Standards Inspection	1 hr. min/bldg @ 105/hr	(6 buildings @ 105 / 1 hr ea.)	630
Fire Safe Standards & Fire Prevention	1 hr. min/bldg @ 105/hr	(6 buildings @ 105 / 1 hr ea.)	630
Health Review (well and septic)	733 flat +28 / lot		1,433
Drainage Review - Major Development	1539 flat + 140 / lot		5,039
Sanitary Sewer Plan Check Fee	.99 / lin. ft. (500 lf main @ .99/lf + 1350 lf laterals @ .99/lf)		1,832
Sanitary Sewer Main/Lateral Inspection Fee	3.49 / lin. ft. (500 lf main @ 3.49/lf + 1350 lf laterals @ 3.49/lf)		6,457
Sanitary Sewer Manhole Inspection Fee	330 flat per manhole (3 @ 330/manhole)		990
Sanitary Sewer Street Cleanout Inspection Fee	32 flat per cleanout (10 @ 32/cleanout)		320
Water Well Permit (class 1)	327 flat per well	(1well @ 327 ea)	327
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>114,920</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
School District - Bellevue Elementary <sup>3</sup>	3.23 / sf	8075 (based on 1000 sf)	145,350
School District - Santa Rosa High School <sup>3</sup>	1.03 / sf	1030 (based on 1000 sf)	46,350
County - Sanit. Sewer Dist Service Charge	468 flat / unit + additional annual payments		21,060
County - Sanitary Sewer Connection Fee	2000 flat per unit (partially subsidized by this particular district)		90,000
County - Local Traffic Impact Fee	per project trip calculation		130,779
County - Parks and Recreation Fee	1555 / unit	1,555	69,975
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>503,514</b>

**ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Development Model</b> (total of subtotals above)	<b>640,909</b>
<b>Total Fees per Unit</b> (total from above / 45 units)	<b>14,242</b>

**Notes:** <sup>1</sup>Currently, no formal sanitation districts serve the areas where the two single family projects have been sited. Projects sited at these locations will require individual septic systems and wells on each lot. This requirement may preclude lots of this size from being developed at these sites depending on the slope and soil characteristics. County-wide septic system and well fees have been utilized for pricing in this study.

<sup>2</sup>Many Sonoma County Planning Dept fees are based on a flat deposit subtracted from eventual staff time and materials costs. Fees here are based on estimated hourly staff inputs for a staff planner at \$80 per hour.

<sup>3</sup>Currently, School fees in the area southwest of Santa Rosa are subject to Mutual Benefit District mitigation agreements put in place during annexations to the city of Santa Rosa. The elementary and high school district fees stated herein, are typical current mitigation agreement fees used for other similar projects in this area. It is expected that future projects would typically be covered under similar agreements.

<sup>4</sup>Currently, no formal sanitation district serves the area where the multi-family project has been sited. The siting of this project at this particular location would typically mandate the use of a septic system. However, land constraints and the configuration of housing in this model precludes the use of a septic liquid waste system. Pricing for this model is based on annexation, connection and service from the adjacent sanitation district -- which is an unlikely proposition given the slow and city centered growth policies in the region.

<sup>5</sup>Sonoma County utilizes an affordable housing fee deferment loan program to defer fees until the occupancy of the dwelling unit. The fees are deferred under a loan the developer obtains from the Sonoma County Community Development Commission under a 2 million dollar loan program. Fees possible for deferment include building permit & infrastructure fees.

<sup>6</sup>Sonoma County nexus reports:

-AB1600 Annual Report (1999) - countywide transportation fees, Lakefield Area Devt fees, Sonoma Valley Devt fees, CSA 41 Freestone Water Capital Improvement Fund, CSA 41 Fitch Mtn Water Capital Improvement Fund, CSA 41 Salmon Creek Water Capital Improvement Fund, CSA 41 Jenner Water Capital Improvement Fund, & Water Agency fees

-Annual Report on Park Mitigation Fees (1998/1999) - park fees

-AB1600 Annual Report (1999) - Sanitation Zones of Benefit: Graton, Sea Ranch, Penngrove, Geyserville, Airport, Forestville, Occidental, Russian River, Sonoma Valley, South Park

<sup>7</sup>These fees are not typically applied to this project type/size in this jurisdiction. They are included here only for comparison purposes for this study, in order that cross-jurisdictional comparisons are based on the same set of assumptions.